



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-134469	Application No.:	77000329181
Customer Name:	Bhushan Shankar Kakade	Branch :	(10166) BULDHANA
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Bhushan Shankar Kakade	Mobile :	8975752210 7030980029

PROPERTY ADDRESS

Property Address:	Entire Building On Plot No.19, (North Part),Survey,No.70/4, Gut No.254, Near Shivsai Complex, Tulsi ,Nagar, Gajanan Maharaj Road, At Sagwan, Tal And ,Dist.Buldhana	Location:	Buldana H O
		City:	Buldhana Pin Code 443001
		State:	Maharashtra Country India
Legal Address:	Entire Building On Plot No.19, (North Part),Survey No.70/4, Gut No.254, Near Shivsai Complex, Tulsi Nagar, Gajanan Maharaj Road, At Sagwan, Tal And Dist.Buldhana	Nearby Landmark:	Near Shivsai Complex
		Collateral ID:	I26BLD001-077964

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	4	2	2	1-SHOP, 1-RK AND 1-BHK UNIT
First Floor	4	1	2	3-BHK RESIDENTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Kakde	07
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Governement Road (Old	Plot No.20	Plot No.18	Part Of Plot No.19 Of Mr.
Actual on Site	Road	House Of Mr.Tayde On Plot	House Of Mr.Bodade	House Of Mr.Ramesh Kakde
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	G1 BUNGLOW

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1964	5100	10016400
Carpet Area	2007	0	0
Super Built Up/Sellable Area	2509	2200	5519800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	15536200
% Recommended	100	Realizable Value:	15536000

Realizable Value In Words : Rupees One Crore Fifty-Five Lakh Thirty-Six Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	11-Aug-2026
Violations observed (if any):	Na		

Remarks:	null documents provided // 1) copy of relinquishment deed no.2182/2020 dated.09/06/2020 issued by sro buldhana 2) copy of approved layout plan and na order no.nap/34/sagwan/7/1982-83 dated.20/09/1983 issued by sdo buldhana 3) copy of 7/12 extract dated.22/10/2018 issued by talathi saja kolvadta 4) plot area is considered as per sale deed 5) copy of tax assesment (namuna no.08) dated.21/08/2026 issued by gp sagwan 6) bua as per tax assesment is 2970 sq.ft hence bua is considering according fsi of 1.4 ie. 2749 sq.ft and commercial shop area is negelcted ie.240 sq.ft hence net bua is 2509 sq.ft 7) property is located within a limits of gp sagwan // case is review product change and bua revision according to tax assesment
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	21-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Layout Plan And Na Order From Sdo Along With Gp Tax Assesment Sheet Is Received. Property Has Mixed Usage. Bua Taken Within Fsi Norms. Only Residential Bua Is Considered For Valuation. Age Of Property Is 07 Years. Kindly Note.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended value review as changed in built up area as per assessment sheet		



Longitude: 76.180166

Latitude: 20.51978

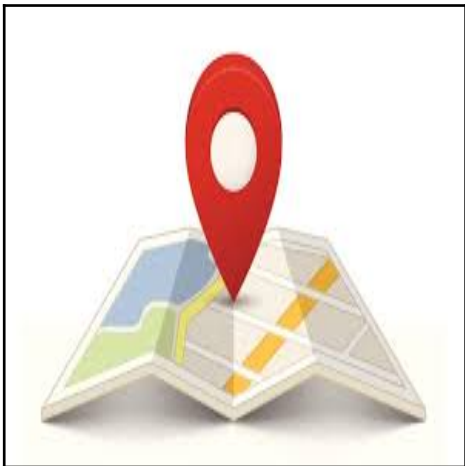
Image Taken



Longitude: 76.180166

Latitude: 20.51978

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DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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